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Merley
Dorset, BH21 1SY

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FREEHOLD PRICE £749,000

Set within a peaceful cul-de-sac in one of the area's most desirable family locations, this superb double-extended residence has been finished to an outstanding specification throughout, creating an exceptional turnkey home. The spacious and flexible layout comprises four double bedrooms, four bathrooms, two reception rooms and an impressive open-plan kitchen, living and dining hub, complemented by a separate utility room, integral double garage, landscaped gardens and ample parking.

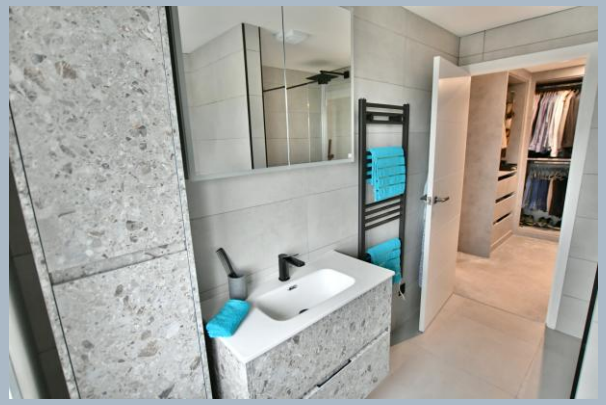
- Generous entrance hall with composite front door, understairs storage, access to the integral double garage and boot room, and engineered flooring extending through glazed bi-fold doors into the stunning open-plan living area
- Separate cloakroom with contemporary wash hand basin set in a vanity unit and WC
- Sitting room with large picture window
- Dual aspect open plan kitchen/living room with defined dining area, large aluminium sliding doors opening onto the decking. Smart lighting system and wet underfloor heating throughout
- Kitchen finished with a range of handleless anthracite units and complementary Caesarstone worktops, extensive bespoke storage solutions, full-height integrated fridge and full-height integrated freezer, integrated dishwasher, under worktop lighting, Siemens induction hob, Elica hood, Siemens oven and combination microwave oven, undermount sink with an instant boiling water tap, breakfast bar area and two feature windows overlooking the garden
- Separate laundry room with a range of anthracite units and complementary worktops, inset sink with a shower tap, space for washing machine and tumble dryer, full length storage cupboard
- Spacious landing with loft access
- Four double bedrooms, three with contemporary en-suite shower rooms, all featuring underfloor heating and illuminated de-misting mirrors.
- Bedroom two and three both have three metres of full-height built in wardrobes
- Impressive twin-aspect principal suite with a substantial walk-in dressing room and sensor lighting. En-suite shower room with walk-in double shower cubicle and rainfall shower head, underfloor heating, heated towel rail, wall-mounted wash hand basin set in a vanity unit, matching full-height storage cupboard, wall mounted WC and wall mounted de-misting mirrored cupboard with shaver points
- Contemporary family bathroom with ‘p’ shaped bath and shower over, pedestal wash hand basin, WC and heated towel rail
- Integral double garage with electric roller door, power and light
- Outside: Landscaped rear garden with two composite decking areas ideal for al fresco dining, feature lighting highlighting the mature Silver Birch, excellent privacy afforded by established trees to the rear, side access and a substantial garden shed.

The property occupies a desirable position within a popular residential area conveniently located for a range of local amenities, nearby parks and well-regarded schools. Wimborne town centre is approximately 2 miles away and offers an excellent selection of shops (including Waitrose & Co-op), cafés and restaurants, together with the renowned Art Deco Tivoli Theatre, providing a variety of leisure and entertainment options.

COUNCIL TAX BAND: E EPC RATING: C













AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.







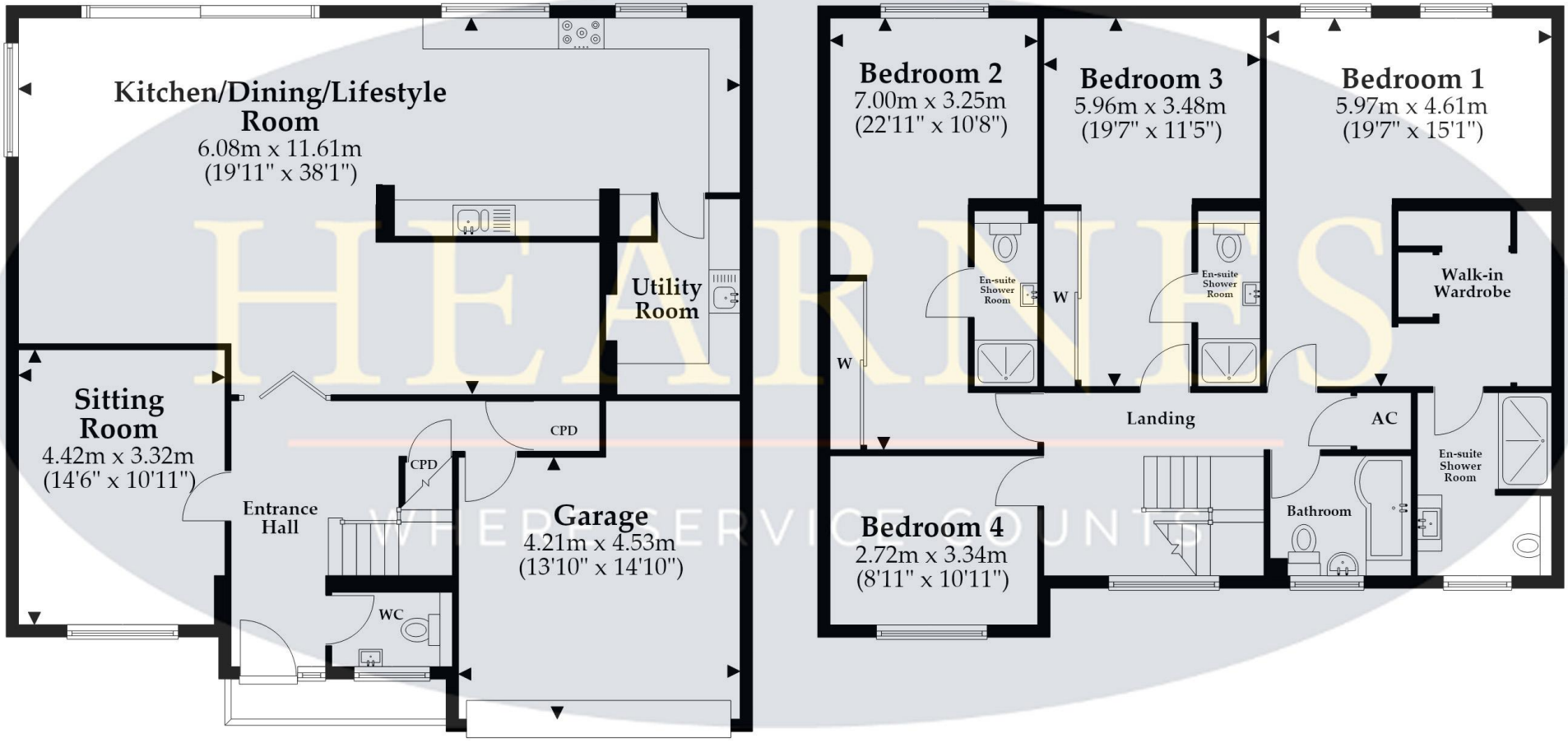


Ground Floor

Approx. 122.7 sq. metres (1320.4 sq. feet)
(excluding Storm Porch)

First Floor

Approx. 106.8 sq. metres (1149.6 sq. feet)



Total area: approx. 229.5 sq. metres (2470.0 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

LJT Surveying













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